

Small PHA Plan Update  
Annual Plan for Fiscal Year: 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH  
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** Housing Authority of Hickman

**PHA Number:** KY-037

**PHA Fiscal Year Beginning:** (mm/yyyy) 04/2003

**PHA Plan Contact Information:**

Name: William E. Powers

Phone: 270-236-2888

TDD: 1-800-247-2510

Email (if available): hhahick@apex.net

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting:**  
(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

**PHA Programs Administered:**

☐ Public Housing and Section 8      ☐ Section 8 Only      ☒ Public Housing Only

**Annual PHA Plan**  
**Fiscal Year 2003**  
[24 CFR Part 903.7]

**i. Table of Contents**

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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## **ii. Executive Summary**

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The only major locally originated change from last year's Plan is the elimination of the definition and application of "Ceiling Rents" in the Admission & Continued Occupancy Policies/Procedures (ACOPP) and in the Housing Authority's operations. The Housing Authority will, however, maintain "Flat Rents" as it is required to do by Federal Regulations. These originally rents were set amounts comparable to local rental properties and are adjusted annually based on the changes in the Federal "Fair Market Rents" (FMRs) for the Section 8 Program. Further, the PHA will continue to concentrate its efforts toward reducing vacancies through additional marketing and outreach, combined with physical improvements through its Capital Funds Programs. Lastly, it will attempt to offer a series of programs for its residents funded by local proceeds and resident fund raising activities, now that the Federal Public Housing Drug Elimination Program has been terminated.

## **1. Summary of Policy or Program Changes for the Upcoming Year**

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The most significant change for the current Agency Plan's year was raising the minimum rent requirements from zero (-0) to \$50 per month.

## **2. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$233,646 (same as the FFY2002 actual.)

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

### **(1) Capital Fund Program 5-Year Action Plan**

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

### **(2) Capital Fund Program Annual Statement**

The Capital Fund Program Annual Statement is provided as Attachment B

## **3. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

## 2. Activity Description

<b>Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

## **4. Voucher Homeownership Program**

[24 CFR Part 903.7 9 (k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

### **B. Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

**5. Safety and Crime Prevention: PHDEP Plan *Program cancelled by Congress in FFY2002***

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☐ Yes ☒ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ \_\_\_\_\_ N/A \_\_\_\_\_
- C. ☐ Yes ☒ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment \_\_\_\_\_

**6. Other Information**

[24 CFR Part 903.7 9 (r)]

**A. Resident Advisory Board (RAB) Recommendations and PHA Response**

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s? *No, the only comments received were related to the timing (physical work start) of the current (FFY2002) and future CFPs and request for the status of maintenance work items. The Executive Director provided responses to those questions and advised those present at the August 7, 2002, joint meeting (with the PHA Plans Consultant) to contact him any time the residents were not satisfied with management or maintenance services. He further alerted them to the date of the monthly Board of Commissioners meeting and invited them (and/or other interested parties) to attend these (open) meetings.*
2. If yes, the comments are Attached at Attachment (File name)
3. In what manner did the PHA address those comments? (select all that apply)
- ☐ The PHA changed portions of the PHA Plan in response to comments  
A list of these changes is included  
☐ Yes ☐ No: below or  
☐ Yes ☐ No: at the end of the RAB Comments in Attachment \_\_\_\_.
- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment \_\_\_\_\_. *See comments on 6.A. 1. above.*
- ☐ Other: (list below)

## B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

Commonwealth of Kentucky (State Plan)-Kentucky Housing Corporation

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☐ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)  
The Housing Authority will continue to provide improved living conditions to its eligible low-income clientele using local and federal funds to make needed improvements. Further, it will offer its residents the opportunity to pay rents based either on Income (30% of Adjusted Income/10% of Gross) or Flat Rents set at rates comparable to the local rental market (i.e., below the established Section 8 FMRs for Fulton County.)
- ☐ Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

- ☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

1. 4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) The State Consolidated Plan sets forth the following, with which the Housing Authority's activities are consistent: "Expand the supply of safe, decent, sanitary and affordable housing for very-low and low-income families through ...rehabilitation...."

## C. Criteria for Substantial Deviation and Significant Amendments

### 1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

### A. Substantial Deviation from the 5-year Plan:

The Housing Authority of Hickman (HAH) has chosen the following as its definition of Substantial Deviation from its Annual Plan:

a.) Redirection of more than 20% of its operating budget funds from any budgeted/scheduled activity to another activity or:

b.) A major change in program direction (e.g., new or different housing selection preference criterion, new or changes to deductions from income-based rents, additional efforts to enhance deconcentration opportunities, changes in the basis of determining Ceiling/Flat rent amounts, etc.) that requires action on the part of the Board of Commissioners; or

c.) Increasing or decreasing the total number of HAH employees by more than 25% from that authorized on the April 1<sup>st</sup> of each fiscal year.

However, NONE of these changes will be considered a Substantial Deviation IF those changes result from Government (i.e., Federal, State, or Local) actions over which the HAH exercises no control.

## **B. Significant Amendment or Modification to the Annual Plan:**

The HAH has chosen to use the HUD definition of Significant Amendment or Modification.

Specifically, it will consider the following to be such modifications/amendments:

a.) Changes to rent or admission policies or organization of its waiting list.

b.) Additions of non-emergency work items (not included in the current Annual Statement or 5-Year Action Plan) or change in use of the replacement reserve funds under the Capital Grant Funds Program.

c.) Additions of new activities not included in the current PHDEP (Note: PHDEP cancelled by Congress in FFY2002); and

d.) Any change with regard to demolition or disposition, designation of projects/buildings (for the elderly/disabled or families with disabilities), homeownership programs or conversion activities.

However, NONE of these changes will be considered Substantial Amendments/Modifications IF those changes result from Government (i.e., Federal, State, of Local) actions over which the HAH exercises no control.



## **Attachment A**

### **Supporting Documents Available for Review**

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	PHDEP-related documentation: <ul style="list-style-type: none"> <li>· Baseline law enforcement services for public housing developments assisted under the PHDEP plan;</li> <li>· Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);</li> <li>· Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;</li> <li>· Coordination with other law enforcement efforts;</li> <li>· Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and</li> <li>· All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.</li> </ul>	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents Deconcentration Analysis	Annual Plan

## Required Attachment D: Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Lesa Workman

B. How was the resident board member selected: (select one)?

☐ Elected

☒ Appointed

C. The term of appointment is (include the date term expires): 4-06-2004

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? Not Applicable

☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

☐ Other (explain):

B. Date of next term expiration of a governing board member: 4-06-03

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): Mayor Richard White

**Required Attachment \_\_\_\_E\_\_\_\_: Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Imogene Graves, Johnny Shields, Edith Trantham, Pearl Westbrook and Patricia Yates.

**Attachment F. Component 3, (6) Deconcentration and Income Mixing**

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☐ Yes ☒ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

<b>Deconcentration Policy for Covered Developments</b>			
<b>Development Name:</b>	<b>Number of Units</b>	<b>Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]</b>	<b>Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]</b>

<b>Annual Statement/Performance and Evaluation Report Attachment B.</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part I: Summary</b>					
PHA Name: Housing Authority of Hickman		Grant Type and Number Capital Fund Program Grant No: KY36P03750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 35,600.			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 15,246.			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 162,800.			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 20,000.			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 233,646.			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Attachment B.  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages

PHA Name: Housing Authority of Hickman		Grant Type and Number Capital Fund Program Grant No: KY36P03750103 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	<b>Operations</b> (support operations)	1406		\$ 35,600.				
HA-Wide	<b>Fees &amp; Costs</b> – hire consultant(s)	1430		\$ 15,246.				
KY 37-02	<b>Dwelling Structures</b>	1460						
Both sites	1. Replace wiring w/copper wire		70 DUs	\$ 56,000.				
Holly Court	2. Covert showers to shower/tubs		6 handicap	\$ 16,800.				
Holly Court	3. Renovate kitchens w/ new cabinets, range hoods, & countertops, etc.		30 DUs	\$ 90,000.				
HA-Wide	<b>Non-Dwelling Equipment</b>	1470						
	1. Sm. Cargo type Utility Vehicle		1	\$ 7,000.				
	2. Medium Size Riding Mower		1	\$ 13,000.				



Annual Statement/Performance and Evaluation Report Attachment B.  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part III: Implementation Schedule

PHA Name: Housing Authority of Hickman

Grant Type and Number
Capital Fund Program No: KY36P03750103
Replacement Housing Factor No:

Capital Fund Program No: KY36P03750103

Replacement Housing Factor No: \_\_\_\_\_

Federal FY of Grant: 2003
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[illegible]

Capital Fund Program Five-Year Action Plan Attachment C.  
Part I: Summary

PHA Name Housing Authority of Hickman				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FYB: 4-01-04	Work Statement for Year 3 FFY Grant: 2005 PHA FYB: 4-01-05	Work Statement for Year 4 FFY Grant: 2006 PHA FYB: 4-01-06	Work Statement for Year 5 FFY Grant: 2007 PHA FYB: 4-01-07
	Annual State ment				
KY 37-01, Cedar, Chickasaw & Atwood		None	\$ 24,000.	\$ 114,000.	\$ 38,400.
KY 37-02, Holly & Davis		\$ 184,000.	\$ 102,200.	\$ 17,500.	\$ 80,000.
HA-Wide		\$ 51,000.	\$ 108,800.	\$ 103,500.	\$ 116,600.
CFP Funds Listed for 5-year planning		\$ 235,000.	\$ 235,000.	\$ 235,000.	\$ 235,000.
Replacement Housing Factor Funds					

## Part II: Supporting Pages—Work Activities

19

**Capital Fund Program Five-Year Action Plan Attachment C.**  
**Part II: Supporting Pages—Work Activities**

Activities for Year : _4____ FFY Grant: 2006 PHA FYB: 4-01-06			Activities for Year: _5____ FFY Grant: 2007 PHA FY: 4-01-07		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
KY 37-01 (all sites)	Paint all Interiors	\$ 96,000.	KY 37-01 (all sites)	DS-Repl Screen Doors	\$ 38,400.
	Roof Jacks & Kit. Vents	\$ 18,000.			
KY 37-02 (both sites)	Dwelling Units-close AC panels	\$ 17,500.	KY 37-02 (Davis)	Site Imprv-drainage	\$ 80,000.
HA-Wide	Remove dead trees (all)	\$ 10,000.	HA-Wide	DS-repl ALL lock sets	\$ 77,200.
	Replace Ranges/Refrigs	\$ 43,500.		Operations	\$ 30,000.
	Operations	\$ 40,000.		Fees & Costs	\$ 9,400.
	Fees & Costs	\$ 10,000.			
			<b>Legend:</b> DS-Dwelling Structures		
Total CFP Estimated Cost		\$235,000.			\$235,000.

**Annual Statement/Performance and Evaluation Report Attachment G.**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part I: Summary**

PHA Name: Housing Authority of Hickman		Grant Type and Number Capital Fund Program Grant No: KY36P03750102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 35,000.		\$ 35,000.	\$ 35,000.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 12,146.		\$ 12,146.	\$ 2,489.82
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$ 163,000.		None	N/A
13	1475 Nondwelling Equipment	\$ 23,500.		None	N/A
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 233,646.		\$ 47,146.	\$ 37,489.82
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Attachment G. Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of Hickman		Grant Type and Number Capital Fund Program Grant No: KY36P03750102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	<b>Operations</b> -fund salary & fringe benefits							
	of RIS & assist w/other escalating costs	1406	Various	\$ 35,000.		\$ 35,000	\$ 35,000.00	Completed
HA-Wide	<b>Fees &amp; Costs</b> -Employ Mod consultant and/or A&E	1430		\$ 12,146.		\$ 12,146.	\$ 2,489.82	In process
HA-Wide	<b>Non-Dwelling Equipment</b> -Utility Vehicle for Maintenance Staff	1475	1	\$ 23,500.		None	N/A	To be Purchased
KY 37-02	<b>Non-Dwelling Structures</b>	1470						
	1. Construct new (32 X 36 ft.) Maintenance & Storage Bldg.		1	\$ 108,000.		None	N/A	T/B Done
	2. Expand existing OCM Bldg. for more Community Space & RIS office		1	\$ 55,000.		None	N/A	T/B Done

Annual Statement/Performance and Evaluation Report Attachment G.  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part III: Implementation Schedule

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Annual Statement/Performance and Evaluation Report Attachment G.  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part I: Summary

PHA Name: Housing Authority of Hickman		Grant Type and Number Capital Fund Program Grant No: KY36P03750101 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 25,500.		\$ 25,500.00	\$ 25,500.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 9,600.		\$ 7,319.80	\$ 7,319.80
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$210,196.		\$ 87,411.61	\$ 87,411.61
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 245,296.		\$120,231.41	\$120,231.41
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



Annual Statement/Performance and Evaluation Report Attachment G.  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part II: Supporting Pages

PHA Name: Housing Authority of Hickman		Grant Type and Number Capital Fund Program Grant No: KY36P03750101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
H A Wide	<i>Operations</i> -RIS Salary/benefits/Others	1406		\$ 25,500.		\$ 25,500.00	\$ 25,500.00	Completed
H A Wide	<i>Fees &amp; Costs</i> -hire A&E&Mod Mgr/Adv.	1430		\$ 9,600.		\$ 7,319.80	\$ 7,319.80	In Process
	<i>Dwelling Structures</i>	1460						
KY 37-01	1. Install HVAC all units		48 DUs	\$ 86,587.		\$ 86,587.00	\$ 86,587.00	
	2. Install Security Screens throughout		48 DUs	\$ 55,000.		None	N/A	
	3.Install Handrails-cont'd 2000 CFP			\$ 6,000.		None	N/A	
KY 37-02	1. Repair Holly Court Stairs (2000 CFP)		4 Bldgs.	\$ 8,000.		\$ 824.61	\$ 824.61	
	2.Close/repair former A/C wall panels		Various	\$ 14,609.		None	N/A	
H A Wide	Repair & Clean Vacant Units		Various	\$ 40,000.		None	N/A	

Annual Statement/Performance and Evaluation Report Attachment G.  
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)  
Part III: Implementation Schedule

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#### Attachment H. Report on Meeting the 5-Year Goals/Objectives

The following are the five-year goals and objectives and the “progress” is provided by all BOLD comments immediately after each goal/objective.

1. Two of every five new residents will be selected from the extremely low (i.e., 30% and below) income range of applicants for Housing Authority of Hickman projects. **Sixteen (16) of twenty-two (22) or 73% of the new admissions between August 1, 2001 and July 31, 2002, were in the Extremely Low-Income (i.e. e., <30%) range.**
2. HAH will attempt to improve living condition by undertaking capital improvements within its financial means. Each year, to the extent that capital and operating funds are available, necessary and/or meaningful capital improvements will be undertaken. Resident input will be sought and considered in determining the items and the priority of work to be accomplished each year. In this regard, it is HAH’s goal/objective to have central air conditioning installed in every unit which should be accomplished by the summer of Calendar Year 2002. The primary objective of the Federal Fiscal Year (FFY) 2002 Capital Funds Program (CFP) will be to construct a new Maintenance/Storage Building and enlarge the existing OCM Building (both at Holly Court, part of KY 37-02) to better serve our clientele. **The HAH received its notice of FFY2002 CFP funding in June 2002 and the notice of the fund availability in LOCCS in August 2002. And at this writing, it had employed a professional to design and/or bid the above-described FFY2002 items. Thus, HAH believes that it has been successful on this goal.**
3. Safe and secure housing for all HAH residents will be a continuing goal, which will be measured by applicant interest and resident satisfaction. To help facilitate knowledge and necessary improvements in this area, meetings between the members of the resident council and the Executive Director and/or Resident Coordinator will be held at least monthly to discuss applicable issues. The Chief of Police will also be invited to attend these meetings. Collectively, the HAH, its residents and Police Department will strive to implement necessary changes, corrections and/or measures that are realistic and obtainable within the financial resources available to all parties. Federal PHDEP funding (in FFY2002) is somewhat in doubt at this writing. It appears that there will be a substantial cut in the amount of FFY 2002 PHDEP funds available, if there is any appropriated toward this activity. This may cause the HAH to have to rethink the manner in which it addresses drug and safety issues in its housing complexes. **Since the PHDEP was cancelled by Congress in FFY2002, the HAH has struggled to locate funds to carry on its former PHDEP activities. Nevertheless, both the residents (at a August 7, 2002 meeting with the Agency Plans consultant and PHA staff) and the Chief of Police indicated that they feel that HAH owned housing is a relatively safe environment. The Chief’s only concern was that there was an element of drug trafficking going on in or near the HAH’s properties. The HAH has had some evictions for drug possession, use or sales; however, both the HAH and local Police Department are hampered in their efforts to locate and eliminate many of those guilty of wrong doing since no one will come forth and identify the guilty parties. The fact that the Hickman Police Department (as of August 2002) has only 2 (including the Chief) sworn officers does not help this situation either.**
4. The Housing Authority will strive to reduce its vacancy rate to 5% or less over the next five years. Its objective will be a minimum 1% (i.e., from 8% to 7%) reduction during the upcoming Agency Plans Year. **This is a goal that the HAH was not successful in achieving during the past 12 months. In fact, it has regressed from a year ago in that units occupied by eligible families have decreased from 104 to 93. The August 2, 2002 occupancy rate was 82.3%.**
5. Improvement in HAH’s public housing management score, in an effort to improve the overall quality of housing, will be an objective. The HAH will attempt during FFY2002 to at least sustain its 93.3 FFY2001 rating (versus its 80.22 in FFY2000) during the remaining years in this first five year Plan. **The HAH retained its 93.3 MASS (management) rating in FFY2002. Thus, this goal was achieved.**
6. Through the Housing Authority funded (part-time) Resident Initiatives Coordinator; the HAC will strive to promote self-sufficiency and asset development of its residents. Specifically, it will use as its objective an increase in the number and percentage of employed persons by at least 5% during the next 5 years. **There were 25 of 93 income eligible resident working families living in HAH properties on August 2, 2002, versus 40 of 104 a year ago. Thus, both the number and percentage of**

**working families declined during this period. Perhaps some of the move-outs had improved their self-sufficiency & asset development leading to their ability to live outside of public housing. Therefore it is difficult to measure whether the goal was or was not achieved for vacated (former) residents.**